

IN RE: PETITION FOR VARIANCE
E/S York Road, 59.96' N of
Gibbons Avenue
(9805 York Road)
8th Election District
4th Council District

Mimi Roeder Vaughan
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-268-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Mimi Roeder Vaughan. The Petitioner seeks relief from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 6 feet in lieu of the minimum required 20 feet for a proposed building addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Mimi Roeder Vaughan, property owner, and Bruce E. Doak, on behalf of Gerhold, Cross & Etzel, the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of York Road, just north of its intersection with Gibbons Avenue in Timonium. The property contains a gross area of 0.275 acres, more or less, zoned B.L.-C.C.C. and is improved with a 1½ story building on the front portion of the site and a 1-story building to the rear of the property, which are attached by way of a covered passageway. Collectively, the buildings are used in connection with a travel agency operated by the Petitioner. Photographs of the site show that the property is well-maintained and includes a macadam paved parking lot.

ORDER RECEIVED FOR FILING
Date 3/26/02
By [Signature]

The Petitioner proposes a one-story addition to the rear building, 27' x 37.5' in dimension. The proposed addition will be the same depth as the existing building so that a uniform structure will result. In that the existing building is located 6 feet from the rear property line, the requested variance is necessary in order to proceed. Although the rear building will be larger than the front building, a consistent setback will be maintained from adjacent properties. It is also to be noted that the site is located along the commercial corridor of York Road. Thus, the existing and proposed improvements are consistent with development in that area.

A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning indicating their support of the variance; however, requesting certain landscaping along the rear property line. Although some landscaping and buffering is appropriate, substantial planting is not required for two reasons. First, there is an existing fence along the rear of the property which already serves to buffer the site. Secondly, the Petitioner owns the most affected property to the rear of the subject lot. That lot, known as 9804 Monroe Street, is owned and leased by Ms. Vaughan for residential purposes. Since both lots are owned by Ms. Vaughan, it seems most appropriate to offer some discretion to this property owner as to the nature of the landscaping required between these two lots. Therefore, I will not require a landscape plan be submitted or strict compliance with the Landscape Manual.


Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of March, 2002 that the Petition for Variance seeking relief from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 6 feet in lieu of the minimum required 20 feet for a proposed building addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and

this Order is reversed, the relief granted herein shall be rescinded.

- 2) Pursuant to the ZAC comment submitted by the Office of Planning, some modest landscaping shall be installed along the rear property line; however, a landscape plan will not be required nor strict compliance with the Landscape Manual.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER FILED FOR REC'D
Date 3/26/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 27, 2002

Ms. Mimi Roeder Vaughan
1807 Thorton Ridge Road
Baltimore, Md. 21030

RE: PETITION FOR VARIANCE
E/S York Road, 59.96' N of Gibbons Avenue
(9805 York Road)
8th Election District – 4th Council District
Mimi Roeder Vaughan - Petitioner
Case No. 02-268-A

Dear Ms. Vaughan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Blvd., #100, Towson, Md. 21286
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9805 York Road

which is presently zoned BL-CCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

232.3.B. to allow a rear yard setback of 6 feet, more or less, in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discusses at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mimi Roeder Vaughan
Name - Type or Print

Signature

Name - Type or Print

Signature

1807 Thorton Ridge Road 410
Address Telephone No.

Baltimore, MD 21030
City State Zip Code

Representative to be Contacted:

Brian Dietz
Gerhold, Cross & Etzel, Ltd.

Name

320 East Towsontown Blvd #100 823-4470
Address Telephone No.

Towson, MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By JRF Date 12/21/01

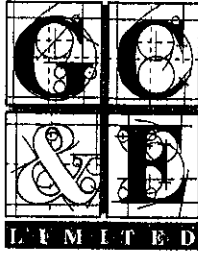
Case No. 02-268-A

221 9/15/98

ORDER RECEIVED FOR FILING

Date

By



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

December 20, 2001

**ZONING DESCRIPTION
VAUGHAN ET.AL. PROPERTY
8th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
9805 YORK ROAD**

Beginning for the same on the easternmost right of way line of York Road 80 feet wide as shown on State Roads Commission Plat No. 42202 at the intersection of the division line between Lot 15 and Lot 16, Section BB, Plat No. 2, Timonium Heights and recorded among the Land Records of Baltimore County in Plat Book No. 7 folio 15 said beginning point being distant 59.96 feet northerly along said right of way of York Road from the northernmost right of way line of Gibbons Boulevard as shown on the aforesaid State Roads Plat, thence running and binding on the said easternmost side of York Road, and referring the meridian of this description to the meridian as shown on the aforesaid Plat of Timonium Heights, (1) North 12 degree 31 minutes 00 seconds West 100.00 feet, thence leaving York Road and binding on the land of the herein petitioner, (2) North 77 degrees 29 minutes 00 seconds East 119.94 feet to the center of a 12 foot wide alley, thence binding on the center of said alley, (3) South 12 degrees 31 minutes 00 seconds East 100.00 feet, thence leaving said alley, (4) South 77 degrees 29 minutes 00 seconds West 119.94 feet to the place of beginning.

Containing 0.275 of an Acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the proposes of conveyance.



Brian Dietz

#268

CERTIFICATE OF PUBLICATION

2/21/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/19/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Williams

LEGAL ADVERTISING

NOTICE OF ZONING HEARINGS

The Zoning Commissioner, Baltimore County, by authority of the Zoning Act & Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property listed herein as follows:

Case #02-288-A
105 York Road
York Road at the intersection of
136 N of Gibbons Avenue
Election District
Councilmanic District
Joint Owner(s): Mini Roeder
Aughan
Petitioner: to allow a rear
yard setback of 6 feet more
less, in lieu of the re-
quired 20 feet.
Hearing: **Wednesday,**
March 6, 2002 at 9:00 a.m.
Room 407, County
Administration Building, 401 Bos-
well Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
handicapped Accessible for
special accommodations
please contact the Zoning
Commissioner's Office at
(410) 887-4386.
(2) For information con-
cerning the File and/or
hearing, Contact the Zoning
View Office at (410) 887-
8111.
2/27/22 Feb. 19 C521523

CERTIFICATE OF POSTING

RE Case No. 02-268-A

Petitioner/Developer: ROEDER, ETAL

Date of Hearing/Closing: 3/6/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens **GEORGE ZAHNER**

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #9805 YORK RD.

The sign(s) were posted on 2/16/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR 2/18/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

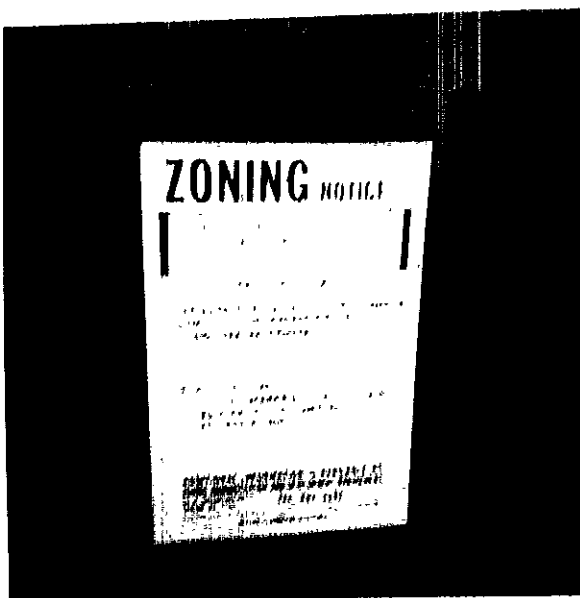
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

st-it® Fax Note	Date	# of pages
	From	
	Co.	
	Phone #	
	Fax #	
7671		
	Dept.	
	one #	
	#	



02-268-A
#9805 YORK RD.
ROEDER

3/6

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4125

DATE 12-21-01 ACCOUNT 001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: CATHOLIC REVIEW TOURS
9805 YORK RD. ITEM # 208
FOR: 020 VARIANCE TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/21/2001 12/21/2001 09:04:03
REF. MS03 ORCHIEF KIDS LBS DINNER 3
OFFER
RECEIPT # 233410
DEPT 5 520 ZUMING VERIFICATION
CASH. 014123
Receipt Tot 250.00
250.00 OK .00 GA
Baltimore County, Maryland

CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-268-A

Petitioner: MIMI ROEDER VAUGHAN

Address or Location: 9805 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MIMI ROEDER VAUGHAN

Address: 1807 THORTON RIDGE RD
BALTIMORE MD 21030

Telephone Number: 410-667-6090



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 30, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-268-A
9805 York Road
E/S York Road at the distance of 59.96' N of Gibbons Avenue
8th Election District – 4th Councilmanic District
Legal Owner: Mimi Roeder Vaughan

Variance to allow a rear yard setback of 6 feet, more or less, in lieu of the required 20 feet.

HEARING: Wednesday, March 6, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Mimi Roeder Vaughan, 1807 Thorton Ridge Road, Baltimore 21030
Brian Dietz, Gerhold Cross & Etzel, 320 E Towsontown Blvd, #100,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 19, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 19, 2002 Issue – Jeffersonian

Please forward billing to:

Mimi Roeder Vaughan
1807 Thorton Ridge Road
Baltimore MD 21030

410 667-6090

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-268-A

9805 York Road

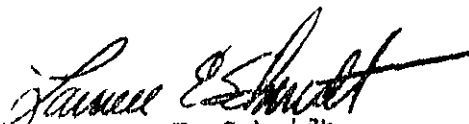
E/S York Road at the distance of 59.96' N of Gibbons Avenue

8th Election District – 4th Councilmanic District

Legal Owner: Mimi Roeder Vaughan

Variance to allow a rear yard setback of 6 feet, more or less, in lieu of the required 20 feet.

HEARING: Wednesday, March 6, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 2002

Mimi Roeder Vaughan
1807 Thorton Ridge Road
Baltimore MD 21030

Dear Ms. Vaughan:

RE: Case Number: 02-268-A, 9805 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. gdz
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Brian Dietz, Gerhold Cross & Etzel Ltd, 320 Towsontown Blvd, #100
Towson 21286
People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, 280, 282,
283, 284, 287, 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

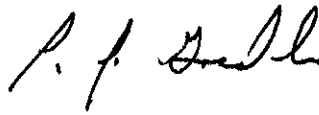
RE: Baltimore County
Item No. 268 JRF

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

3/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 27, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB 27 2002

SUBJECT: 9805 York Road

INFORMATION:

Item Number: 02-268

Petitioner: Mini Roeder Vaughan

Zoning: BL-CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided a landscape plan is submitted to this office for review and approval prior to the issuance of any building permits. Said landscape plan should include evergreen/opaque screening along the rear lot line.

Prepared by:

Maeta Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC

Ho
3/6

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

MAR 5

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002.doc

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3/6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd Taylor
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

RE: PETITION FOR VARIANCE
9805 York Road, E/S York Rd,
59.96' N of Gibbons Ave
8th Election District, 4th Councilmanic

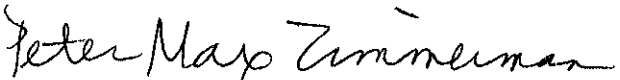
Legal Owner: Mimi Roder Vaughan
Petitioner(s)

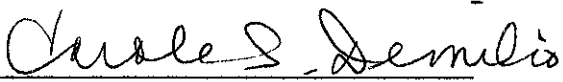
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-268-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

A.M.V. Mimi Roeder VAUGHAN

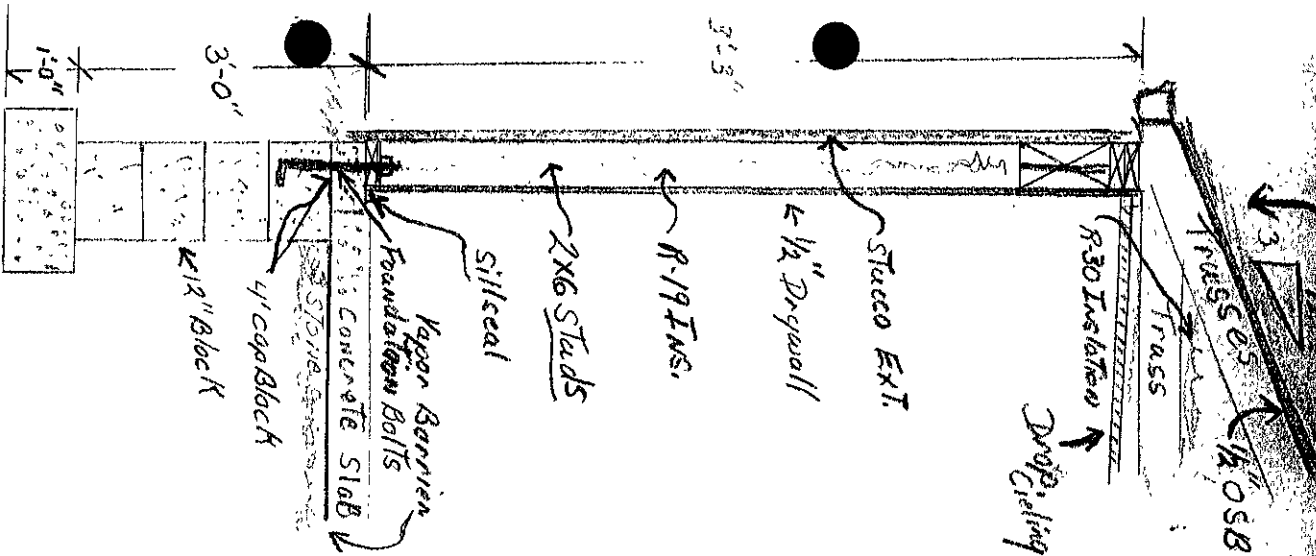
9805 YORK RD. 21030

BRUCE E. DOAK GERHOLD CROSS & ETZEL 320 E. TOWSONTOWN BLVD. TOWSON MD 21286



Asphalt Shingles

Front Elev.



Right Elev.

Asphalt Shingles

Existing Build

Stucco

Facade

1/2 inch OSB

Stucco

1973A

1" = 1/2

Roeder Travel 9805 York Rd.

Smakos
Restaurant

Property
line
27

Parking

Proposed
Addition

Existing

W
A
H
way

Main Building

FRONT

32'-0"

25'-0"

18'-0"

120'-0"

Bike
Sh.

27

Property
line
27

ENT.

SIGN

Parking

ENT.

sidewalk

110'-0" YORK Rd.

Roeder Travel 9805 York Rd. Parcel # 1700-012996 LOT 11 SEC 8B Zoned BK-CCC

Pettitioner's
Ex. 2
(14 photos)

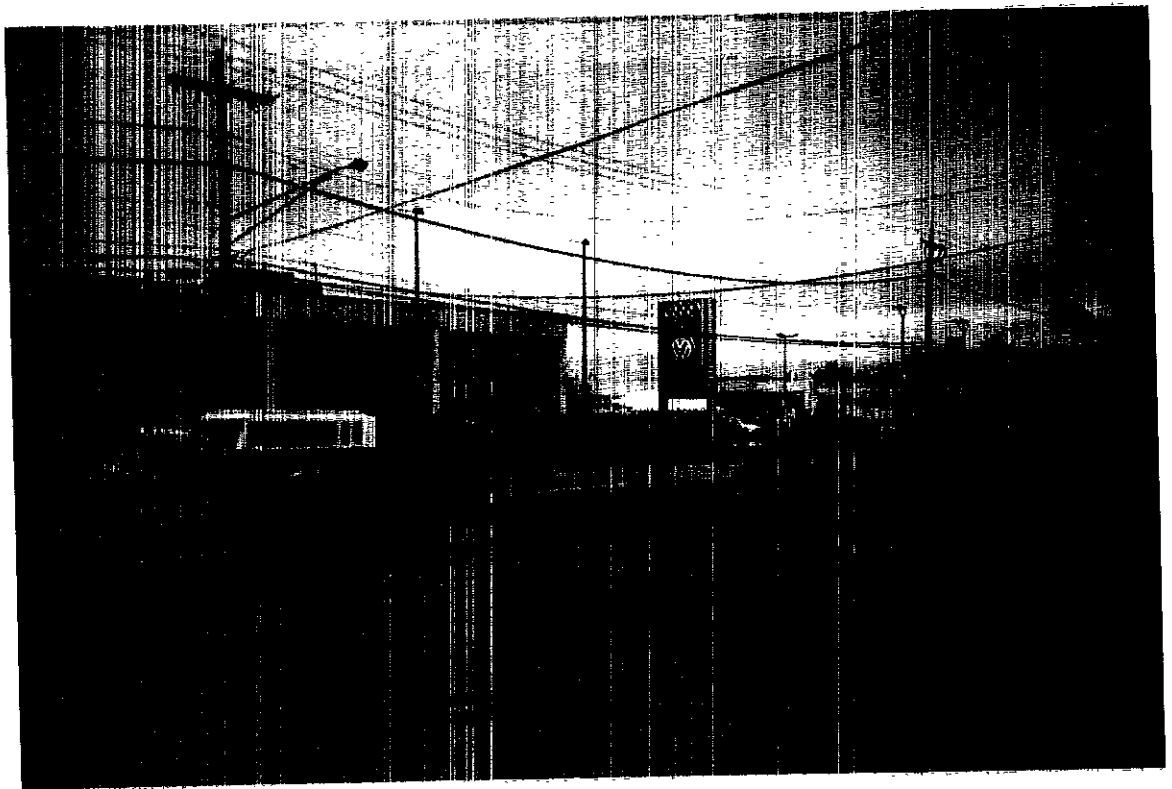
02-268-A



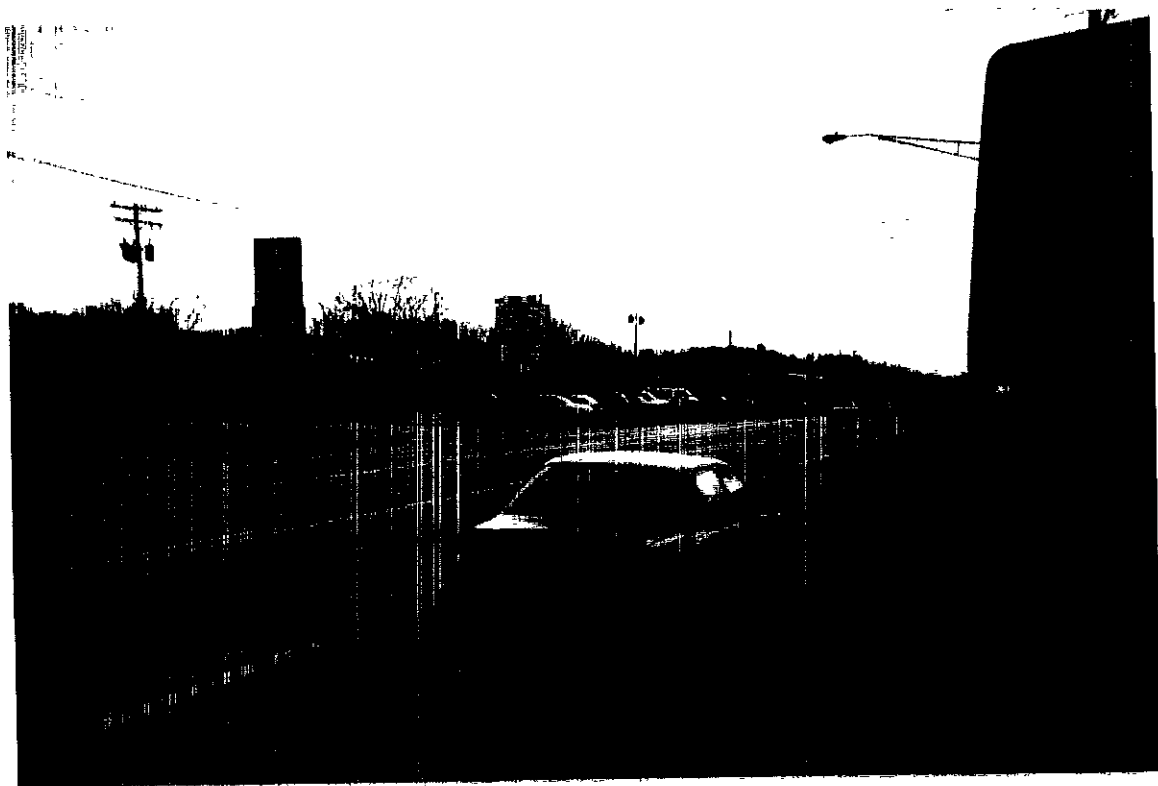
12
47













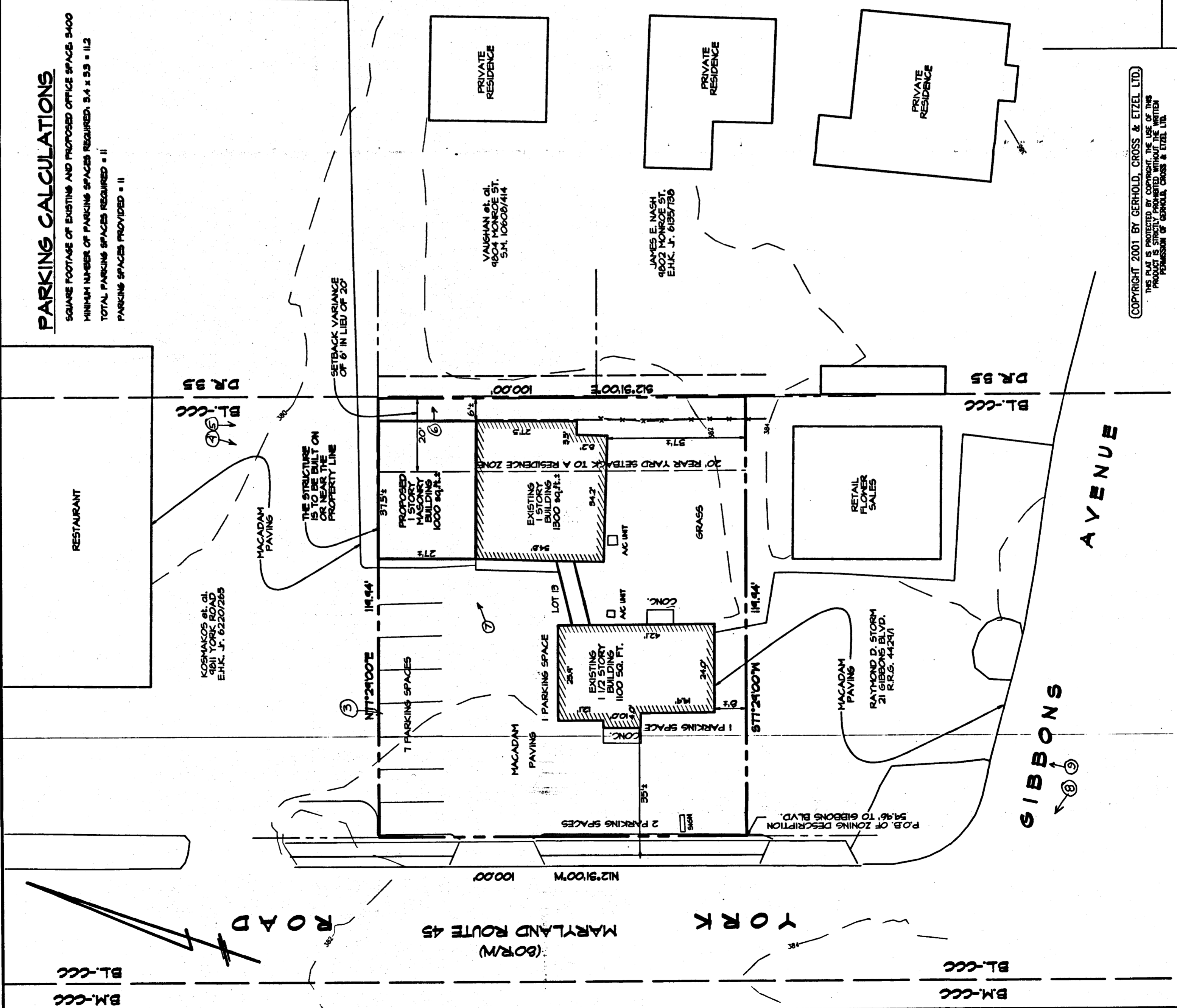
This is a detailed black and white map of a residential area in Padonia, Pennsylvania. The map shows a grid of streets including Broad, Main, Jefferson, and Madison. Various lots are outlined and labeled with zoning codes such as DR.3.5, BL, BR, and OR.1. Key landmarks include the County Home, a golf course, and a cemetery. The map also shows a network of roads and a parking area. The overall layout is a typical suburban residential development.

ACCEPTED BY
 THE JAILMOORE COUNTY COMMISSION
 OCTOBER 10, 2006
 BILL NO. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00
 David S. Caldwell
 Chairman, Jailmoore County Commission

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	PADONIA	N.W.
JANUARY 1986		15-A

NW 15 A

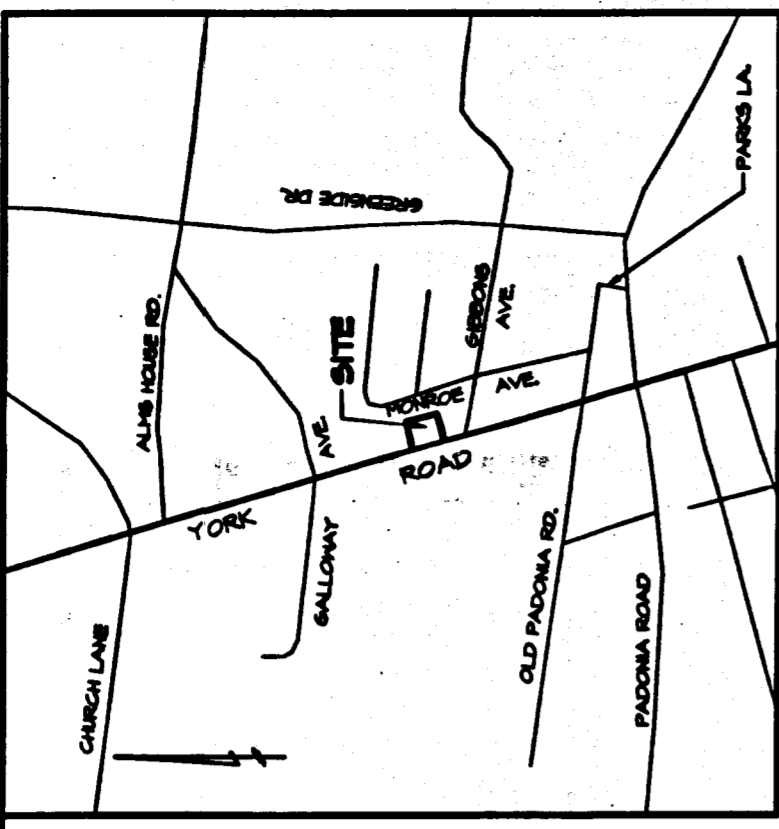


PARKING CALCULATIONS

SQUARE FOOTAGE OF EXISTING AND PROPOSED OFFICE SPACE: 5400
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 3.4 x 59 = 11.2
TOTAL PARKING SPACES REQUIRED = 11
PARKING SPACES PROVIDED = 11

LEGEND

- BUILDING
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- OVERHEAD UTILITY LINE
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE



VICINITY PLAN
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: J. VAUGHAN, VIRGINIA A. PIZZA, KELLY V. VAUGHAN and A. MARY R. VAUGHAN
1805 YORK ROAD
BALTIMORE MD, 21048
- TAX ACCOUNT NO. 1100012446
- TITLE DEED LIBER 10608/407
TOTAL AREA = 0.275 Ac. or 11944 sq.ft.
- THE PROPERTY IS ZONED BL-CCC
- 200' SCALE ZONING MAP NO. NA 15-A
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL
- CENSUS TRACT 4085.08
WATERSEVERED 11
SCHOOL DISTRICT 163
MAP 28 / GRID J-4
REGIONAL PLANNING DISTRICT 504
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER
- THIS SITE IS NOT IN THE CHESTERPAKE BAY CRITICAL AREA NOR IN A FLOOD PLAIN
- THIS SITE IS NOT IN A HISTORIC DISTRICT
- NO PRIOR ZONING CASES
- PROPOSED ADEQUATE OPEN SPACE RATIO IS 0.274.

PETITION

VARIANCE TO SECTION 232.3.B TO ALLOW A REAR YARD
SETBACK OF 6' IN LIEU OF THE REQUIRED 20'

**PLAN TO ACCOMPANY A ZONING
PETITION FOR A VARIANCE**

OF THE
**VAUGHAN et. al.
PROPERTY**

1805 YORK ROAD
Zoned: BL-CCC
Tax Map 51; Grid 18; Parcel 375

8th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT
SCALE: 1"=20'
APRIL 23, 2001



GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4470

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REVISION	DATE	FILE NAME: X:\Roads\RoadZone.pro

